



MEMORANDUM
Harvey Ruvin
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GOB
Agenda Item No. 3(A)

TO: Honorable Chairman Bruno A. Barreiro
and Members, General Obligation Bond
Program Subcommittee

DATE: February 14, 2006

FROM: Kay M. Sullivan
Director, Clerk of the Board Division

SUBJECT: Approval of Commission
Subcommittee Minutes

A handwritten signature of Kay M. Sullivan is written over the printed name and title.

The Clerk of the Board's office is submitting the following Clerk's Summary of Minutes for approval by the General Obligation Bond Program Subcommittee:

October 5, 2005

KS/jm
Attachment



Stephen P. Clark
Government Center
111 N.W. 1st Street
Miami, FL 33128

CLERK'S SUMMARY OF

Meeting Minutes

General Obligation Bond Program Subcommittee

Bruno A. Barreiro (5) Chair; Commissioners Dorrin D. Rolle (2), Carlos A. Gimenez (7), and Katy Sorenson (8)

Wednesday, October 5, 2005

2:00 PM

COMMISSION CHAMBERS

Members Present: Bruno A. Barreiro, Dorrin D. Rolle, Katy Sorenson.

Members Absent: Carlos A. Gimenez.

Members Late: None.

Members Excused: None.

1A INVOCATION

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

Report: *Chairman Barreiro called the meeting to order at 2:30 p.m. He stated that Commissioner Gimenez was unable to attend today's meeting, as he was out of town.*

In addition to the Subcommittee members present at today's meeting, the following staff members were present: Assistant County Attorneys Gerald T. Heffernan and Thomas Goldstein; Assistant County Manager Alex Munoz; and Deputy Clerks Mary Smith-York and Judy Marsh.

052897 **Report**

CHANGES TO TODAY'S SUBCOMMITTEE AGENDA

Report: *Assistant County Attorney Gerald Heffernan advised that pursuant to the County Manager's memorandum entitled "Requested Changes to the General Bond Program Subcommittee Agenda," Agenda Item 3B was added to today's agenda. He noted Agenda Item 4A contained a scrivener's error and the title should be corrected to read: "Approval of Committee Minutes for May 4, 2005" in lieu of May 16, 2005.*

2

2 COUNTY COMMISSION

2A

051408 Resolution

Rebeca Sosa

RESOLUTION DIRECTING THE COUNTY MANAGER TO LIST PHASE I OF THE KROME DETENTION CENTER PROJECT UNDER THE PRIORITY I CATEGORY OF THE GENERAL OBLIGATION BOND AND TO FAST TRACK THE RENOVATION OF THE MAIN JAIL AND REPLACEMENT OF THE TRAINING AND TREATMENT CENTER; CREATING A BLUE RIBBON ADVISORY COMMITTEE TO DEVELOP A PLAN FOR A REHABILITATION AND JOB TRAINING CENTER TO REPLACE THE TRAINING AND TREATMENT CENTER [SEE ORIGINAL ITEM UNDER FILE NO. 050939]

Forwarded with a favorable recommendation to the Infrastructure and Land Use Committee due back October 11, 2005

Mover: Sorenson

Seconder: Barreiro

Vote: 3-0

Absent: Gimenez

Report: *Assistant County Attorney Heffernan read the foregoing proposed resolution into the record.*

Commissioner Sorenson spoke in support of the special emphasis on job training and rehabilitation that was incorporated within the foregoing resolution.

The foregoing proposed resolution was forwarded to the Infrastructure and Land Use Committee for consideration at its next meeting scheduled for October 11, 2005 at 9:30 a.m.

3 COUNTY MANAGER

3A

052817 Resolution

RESOLUTION CONFIRMING THAT PRIMARY HEALTH CARE FACILITY OPERATED BY MIAMI BEACH COMMUNITY HEALTH CARE, INC. AT 710-720 ALTON ROAD IS PRIMARY HEALTH FACILITY ELIGIBLE FOR FUNDING FROM BUILDING BETTER COMMUNITIES BOND PROGRAM; APPROVING ALLOCATION OF BUILDING BETTER COMMUNITIES BOND PROGRAM FUNDS FROM SALE OF FIRST SERIES OF BBC BONDS IN AMOUNT NOT TO EXCEED \$8 MILLION FOR PURCHASE AND RENOVATION OF SUCH PRIMARY HEALTH CARE FACILITY; AUTHORIZING THE COUNTY MANAGER TO EXECUTE AGREEMENT TO PROVIDE FUNDING FOR PURCHASE OF 710-720 ALTON ROAD, MIAMI BEACH; WAIVING PROVISIONS OF ORDINANCE 01-95 REQUIRING TWO APPRAISALS; APPROVING FORM AND AUTHORIZING ACCEPTANCE OF SPECIAL WARRANTY DEED FOR LAND AND BUILDING LOCATED AT 710-720 ALTON ROAD, MIAMI BEACH, FLORIDA; APPROVING FORM AND AUTHORIZING THE COUNTY MANAGER, AFTER CONSULTING WITH THE COUNTY ATTORNEY, TO EXECUTE A LEASE AGREEMENT WITH MIAMI BEACH COMMUNITY HEALTH CARE, INC.; AND AUTHORIZES THE COUNTY MANAGER TO TAKE ANY AND ALL ACTION NECESSARY TO ACCOMPLISH THE PURPOSES OF THIS RESOLUTION INCLUDING THE EXERCISE OF ANY AND ALL OTHER RIGHTS CONFERRED IN EACH OF THE DOCUMENTS

(County Manager)

Forwarded with a favorable recommendation to the Infrastructure and Land Use Committee due back October 11, 2005

Mover: Rolle

Seconder: Sorenson

Vote: 3-0

Absent: Gimenez

Report: *Assistant County Attorney Heffernan read the foregoing proposed resolution into the record.*

Assistant County Attorney Thomas Goldstein responded to Commissioner Sorenson's concern regarding the present owner of the subject property retaining future development rights with respect to this property. He advised that the owner was selling the property to the County "as is" and retaining the additional development rights. Mr. Goldstein noted the sale was subject to the owner being able to do that with the City of Miami Beach and the purchaser declaring that it recognized these development rights would be retained by the seller, but would not be part of the agreement.

Mr. Ron Book, 2999 NE 191 Street, representing the Miami Beach Community Health Center (MBCHC), appeared before the Subcommittee in

4

support of the foregoing proposed resolution. He noted the MBCHC had been trying to acquire the property located at 710-720 Alton Road for almost four years and no other affordable property on Miami Beach was available to relocate the primary health care facilities. Mr. Book said he only became aware of the reservation of rights issue this morning and he emphasized the importance of forwarding this resolution to the County Commission.

Chairman Barreiro said the MBCHC had to maintain a presence in their current zip code as it was a federally-qualified center, however, due to the increased real estate prices it was difficult to obtain a permanent facility for the center.

Responding further to Commissioner Sorenson's concern regarding the development rights, Assistant County Attorney Goldstein advised that the proposed agreement might result in ownership of the property remaining with the Health Center. He noted in order for the proposed resolution to proceed, the Health Center would have to retain the ownership interest in it because they could do whatever they deemed necessary with regard to the developer, whereas the County could not. Mr. Goldstein advised the County would then enter into some other form of documentation that would ensure the subject property would continue to be used for the purposes for which the bond money was provided, possibly some form of right of first refusal and would not be entering an agreement where someone would be retaining development rights of the County's property.

Mr. Book said the terms and conditions Mr. Goldstein described was an option that was fully acceptable to MBCHC.

Mr. Roger Hernstadt, Capital Improvements Construction Coordinator, responded to questions from Commissioner Rolle. He said staff recommended the purchase and renovation of the health care facility operated by the MBCHC be funded from the additional \$13.6 million in bond proceeds. Mr. Hernstadt noted staff could be directed to look at reprogramming other funds if the County Commission was uncomfortable with this recommendation.

Commissioner Rolle said there were other projects that needed to be funded and he expressed concern regarding the health care

facility being prioritized for funding.

Chairman Barreiro explained the rationale for expediting funding for the health care facility and noted the Subcommittee would be looking at how to prioritize the additional funds. He noted issues of concern in the community should be discussed by the Subcommittee.

Assistant County Attorney Heffernan advised that an additional \$13.6 million was realized in the first bond issue because of the market, however, there may be instances where the bonds might be sold at a discount. He noted it was important that the premium be used for projects that were approved by the electorate.

Commissioners Sorenson and Rolle suggested that staff look at setting priorities for projects to be funded from the remaining \$5.6 million in bond proceeds.

Commissioner Rolle said he would come back to the Subcommittee with some unmet needs.

Chairman Barreiro concurred that staff needed to look at the list of priorities and he noted whenever additional dollars were available, the Subcommittee needed to look at projects that could be immediately addressed. He suggested that commissioners request that staff review projects and consult with individuals on the Subcommittee to identify projects that needed to be prioritized from the remaining \$5.6 million.

Commissioner Sorenson asked that the foregoing proposed resolution be forwarded with a favorable recommendation to the Infrastructure and Land Use Committee with the caveat that if the Subcommittee received additional information regarding the property rights issues, she reserved the right to change her opinion.

The foregoing proposed resolution was forwarded to the Infrastructure and Land Use Committee for consideration at its next meeting scheduled for October 11, 2005 at 9:30 a.m.

General Obligation Bond Program Subcommittee

CLERK'S SUMMARY OF

Meeting Minutes

Wednesday, October 05, 2005

3B

052816 Resolution

RESOLUTION SUBSTITUTING LIBRARY PROJECTS TO BE FUNDED FROM PROCEEDS OF MIAMI-DADE COUNTY GENERAL OBLIGATION BONDS (BUILDING BETTER COMMUNITIES), SERIES 2005 (County Manager)

Forwarded with a favorable recommendation to the Infrastructure and Land Use Committee due back October 11, 2005

Mover: Rolle

Seconder: Sorenson

Vote: 3-0

Absent: Gimenez

Report: *Assistant County Attorney Gerald Heffernan read the foregoing proposed resolution into the record.*

Chairman Barreiro requested that Miami-Dade Library Director Santiago Raymond keep in mind the Carrfour project.

The foregoing proposed resolution was forwarded to the Infrastructure and Land Use Committee for consideration at its next meeting scheduled for October 11, 2005 at 9:30 a.m.

4 CLERK OF THE BOARD

4A

052843 Report

APPROVAL OF COMMITTEE MINUTES FOR MAY 16, 2005

Report Received

Mover: Rolle

Seconder: Sorenson

Vote: 3-0

Absent: Gimenez

Report: *Assistant County Attorney Gerald Heffernan advised that the foregoing report contained a scrivener's error in the title and should be corrected to read: "Approval of Committee Minutes for May 4, 2005" in lieu of May 16, 2005.*

5 ADJOURNMENT

Report: *There being no further business to come before the Subcommittee, the meeting was adjourned at 3:06 p.m.*

7